



## **Barrio Historico Historic Zone Advisory Board**

**Monday, October 14, 2019 at 4:00PM**

**Joel D. Valdez Main Library**

**Lower Level Basement Conference Room**

**101 North Stone Avenue**

**Tucson, Arizona 85701**

### **Legal Action Report/Meeting Minutes**

**1. Call to Order/Roll Call**

**Members present:** Karen Costello (Chair), Joseph Patterson, Paul Horbatt, Mary Lou Heuett, and Craig Carter. A quorum was established and the meeting was called to order at 4:03 PM.

**2. Approval of LAR/Minutes – September 9, 2019**

Motion was made by Patterson to approve the minutes of September 9, 2019 duly seconded by Heuett and was passed by a voice vote of 5-0.

**3. Call to the Audience**

None.

**4. Reviews**

**a. HPZ 19-68, 198 W. Cushing Street**

Install one wall sign on the east building façade and one projecting sign on the west façade. These proposed new signs are in addition to two existing "Coronet" wall signs.

Full review/Contributed Resource

Jude Cook with Cook Signs provided historic photos of Barrio Viejo showing blade signs in the neighborhood. The photos provided additional information to the project at 198 West Cushing Street which was reviewed during the September 9, 2019 meeting. The photos provided documentation that a new blade sign would not be out of place in the district. Patterson made a motion to approve the blade sign based on previous precedence and Carter seconded. The motion was approved 5-0.

**5. Process and Review Improvements**

**a. Presentation by a local architect and builder and their experience presenting to the board.**

(Presenters were heard out of order)

**a. Bob Lanning**

Lanning, an architect, provided input on ways that the process could be improved. He suggested that copies of the Unified Development Code (UDC)

Sections 5.8.9 and 9-02 be provided to each board member and the applicants. With these copies, the board members can cite code sections when there are issues with projects. Board members also had questions about the Development Zone which Lanning described how to determine. Lanning also noted his concern over the dichotomy between the Secretary of the Interior's Standards and the language in the UDC.

b. Michael Keith

Keith, a builder, expressed his concern over Development Zones and how they force you to look at the immediately surrounding homes rather than the greater neighborhood. He suggested that a style guide be developed that discusses each style within the neighborhood and their character-defining features. Once the style guide is ready it should be provided to residents, realtors, architects/builders, city staff, etc. to ensure that they understand the design aesthetic of the area. He also recommended that if an applicant comes forth with sound rationale then their project should be considered even if the project doesn't fit into the district.

**6. Staff Updates**

Staff let the board know that recent complaints of work that was not consistent with approved plans were being investigated by city staff.

**7. Future Agenda Items**

None.

**8. Adjournment**

Costello motioned to adjourn and Patterson seconded. The motion was approved 5-0. Meeting adjourned at 5:10 PM